

# Office Warehouse For Sale or Lease

## 4684 Industry Drive Fairfield, OH 45014

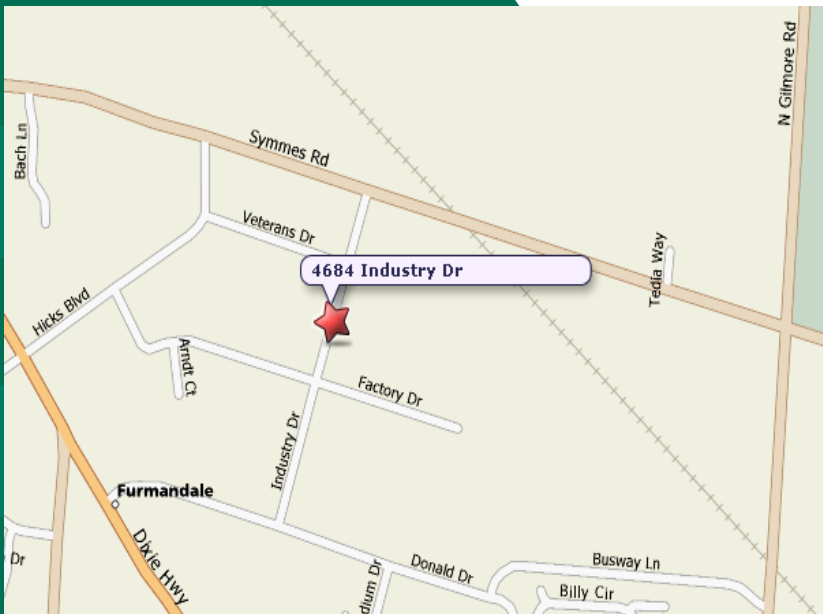


### LEASE FEATURES:

- 12,000 Total SF (3 Units)
- 6,000 SF Available for Lease (Unit A)
- 700 SF Office
- Warehouse Air Conditioned
- 16'-18' Clearance
- (2) Drive-In Doors (20' x 14')
- Sale Price \$600,000

### LOCATION

**4684 Industry Drive  
Fairfield, OH 45014**



### CONTACT

**Jeff Wolf**

jeff.wolf@everestrealstate.com  
513/769-2519

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

# 4684 Industry Drive

<b>Address/City/County:</b>	4684 Industry Drive/Fairfield/Butler County
<b>Total Building Size:</b>	12,000 SF (3 Units)
<b>Total SF Available:</b>	6,000 SF (700 SF office and 5,300 SF warehouse)
<b>Land Size:</b>	1 acre
<b>Date of Construction:</b>	2004
<b>Type of Construction:</b>	Pre-engineered Metal
<b>Zoning:</b>	M-2
<b>Clearance Height:</b>	16'-18'
<b>Floor:</b>	Concrete 6"
<b>Drive In Doors:</b>	Two (14' x 12'); Two (20' x 14')
<b>Lighting:</b>	Metal Halide
<b>Parking:</b>	10-12 Spaces
<b>Electric:</b>	3 phase, 110/208 volts
<b>Roof:</b>	Rubber Membrane
<b>Heat &amp; A/C:</b>	Gas Radiant Heat
<b>Lease Rate:</b>	\$6.00 SF
<b>Sale Price:</b>	\$600,000



FOR MORE INFORMATION, CONTACT

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